

# OFFICES FOR SALE OR TO LET

Villiers Court @ Meriden Business Park, West Midlands  
A45/Birmingham Road

Wakefield



Self Contained Two Storey Offices  
from 1,250 sq ft (116 sq m) to 6,000 sq ft (557 sq m)



[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

# FOR SALE or TO LET

## Flexible Terms to Suit Each Occupiers Needs

### Freehold

- Ideal for owner occupiers and investors.
- Can be placed within company pension schemes.
- Freehold available on individual units or virtual freehold on single floors.

### Leasehold

- Longer term leases available on a full repairing and insuring basis subject to five yearly upward only rent reviews.
- Shorter term leases available upon application.

Price and rental figures available on application.

## Villiers Court @ Meriden Business Park, West Midlands



## Designed to Maximise - Image -

### The Specification

- Two storey self contained office units.
- All units are comfort conditioned.
- 1.5m internal floor grid to assist in office layouts.
- Male and female WC's on each floor.
- Kitchenette facility on each floor including dishwasher and fridge.
- Fully accessed raised floors and carpet tile finish.
- Suspended ceilings with recessed lighting.
- Double glazed windows.
- 4kn +1kn sq m floor loading.
- Built to the latest DDA and Building Regulations.
- Individually marked car parking spaces for each office unit.

### A Well Managed Environment

A management company will be set up to run the development, and will provide the following:

- Maintenance and upkeep of the external common areas and landscaping.
- Comprehensive security monitoring system.

### Why a Business Home?

- Energy efficient offices.
- Easy and cheap to maintain.
- Designed to maximise operational efficiency.
- Flexibility - buy or lease, you choose.

### Costs

Each party will be responsible for their own legal costs.

### VAT

VAT will be charged on rent and sale prices.

Telephone: 0870 441 2222

## A Prominent Easily Accessed Location

Stockport



Stockport



## Operational Efficiency - Value for Money



## The Ideal Location

Villiers Court at Meriden Business Park is located in Meriden, almost equi distant on the A45 between Solihull and Coventry in the West Midlands. It is in the popular M42/A45 corridor area to the east of Birmingham and hence is an excellent location. Meriden is also the reputed official centre of England.

- A45 dual carriageway - direct link to M42 motorway (J6).
- M6 connection at J7 of M42.
- Birmingham City Centre approx 12 miles to the west.
- Birmingham International Airport/Eurohub, Birmingham International Railway Station, NEC, National Motorcycle Museum (with conference facilities) approx 5 miles to the west.
- Coventry City Centre approx 5 miles to the east - regular express services to London (65 mins), Birmingham and the North West.
- Northern Relief Road connecting the M42 at J9 will significantly improve road communications in the area.
- Numerous motorways within easy access - M6, M5, M42, M40, M45, M1 and M69.



# Villiers Court @ Meriden Business Park, West Midlands

## Local Amenities

### HOTELS, RESTAURANTS & PUBS

- Manor Hotel, Meriden - three star with restaurants and conference facilities.
- Bulls Head Pub and other public houses in Meriden.
- Various shops in Meriden Village Centre.
- Windmill Village Hotel, Golf Course and Health Centre.
- Numerous hotels with conference facilities at Birmingham International Airport.

### RECREATION

- A number of major golf clubs in the area including Forest of Arden and the Belfry. Other local golf courses include North Warwickshire at Hampton Lane, Meriden, Stonebridge Golf Centre and Coventry Golf Club.
- Various Premiership and First Division football stadiums (Birmingham City, Aston Villa, Wolverhampton Wanderers, West Bromwich Albion, Coventry City etc).

### SHOPPING FACILITIES

- Various big name supermarkets within 10 minutes drive time.
- Major retail outlets in Coventry City Centre, Touchwood in Solihull and The Fort Retail Park off the M6 (J5).

## Drive Times

### LOCAL ENVIRONS

	Approx Time	Miles
NEC	10 mins	5
Solihull	15 mins	12
Warwick	15 mins	10
Birmingham	25 mins	12
Stratford on Avon	35 mins	20
Leicester	35 mins	25

### MOTORWAYS

	Approx Time	Miles
M42	10 mins	5
M69	20 mins	15
M6 (J4)	15 mins	10
M45 (J1)	25 mins	20
M40/M42 intersection	20 mins	15
M1/M45 (J17)	30 mins	25

### CONNECTIONS

	Approx Time	Miles
Birmingham International	10 mins	5
Birmingham New Street	25 mins	12
Birmingham Airport/Eurohub	10 mins	12
Coventry Airport	15 mins	10
Coventry Railway Station	10 mins	5

## Excellent Communications

A development by:

**MIDLANDS LTD**  
**BUSINESS HOMES**  
**0870 441 2222**  
[www.businesshomes.co.uk](http://www.businesshomes.co.uk)

All enquiries:

**D & P HOLT**  
PROPERTY CONSULTANTS  
**024 7655 5180**  
16 WARWICK ROW • COVENTRY CV1 1EJ  
EMAIL [d&p@holtcommercial.co.uk](mailto:d&p@holtcommercial.co.uk)

**0121 233 2330**  
[www.kwboffice.co.uk](http://www.kwboffice.co.uk)  
**KWB**

Rupert Gillitt

Nigel Tripp/Alastair McChesney

MISDESCRIPTION CLAUSE: The information within this brochure is for guidance only. The Business Homes Group operates a policy of continuous product development and features may, therefore, vary from time to time. It should be noted that the representations of Meriden Business Park, whilst to the development, may not necessarily be accurate in every respect. D&P Holt and KWB give notice that these particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991. The information does not constitute a contract, part of the contract or a warranty. All details correct as above at the time of going to press. Meriden Business Park is a marketing name for use until a permanent postal address has been authorised. Exterior and interior images contained within this brochure are taken from previous developments. 10/03.

# FOR SALE OR TO LET

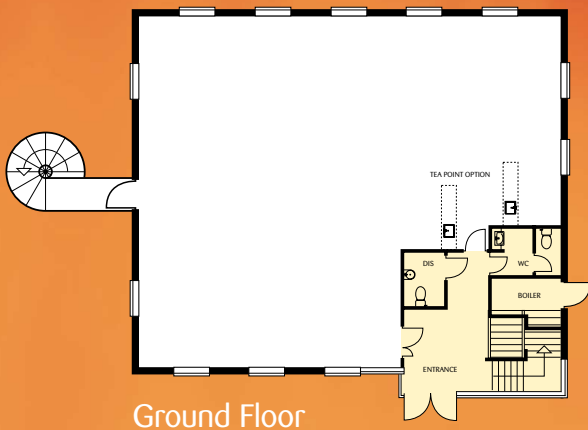
## Schedule of Accommodation

Unit	Sq ft	Sq m	Car Parking	Typical Occupation Numbers
Unit 1	4,040	375.3	14	54
Unit 2	2,528	234.9	10	34
Unit 3	2,528	234.9	10	34
Unit 4	6,012	558.5	20	80
Unit 5	4,040	375.3	14	54
Unit 6	3,051	283.4	12	40
Unit 7	3,051	283.4	12	40
Unit 8	4,040	375.3	14	54



## Villiers Court @ Meriden Business Park, West Midlands

### Typical Floor Layouts - Detached



### Typical Floor Layouts - Semi Detached

